

**FAIRFAX COUNTY, VIRGINIA  
2005 SOUTH COUNTY AREA PLANS REVIEW  
NOMINATION TO AMEND THE COMPREHENSIVE PLAN**

<b>Staff Use Only</b>	
Date Received:	<u>9/21/05</u>
Date Accepted:	_____
Planning District:	_____
Special Area:	_____

**SECTION 1: NOMINATOR/AGENT INFORMATION**

Name: Benjamin F. Tompkins Daytime Phone: 703-641-4200

Address: c/o Reed Smith, LLP 3110 Fairview Park Dr. Suite 1400, Falls Church, Virginia 22042

Nominator E-mail Address: btompkins@reedsmith.com

Signature of Nominator (NOTE: There can be only one nominator per nomination):

Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter):  
See attached signature page.

Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page:

**SECTION 2: GENERAL INFORMATION**

Check appropriate supervisor district: ☒ Braddock   ☐ Lee   ☐ Mason   ☐ Mount Vernon   ☐ Springfield

Total number of parcels nominated: 1

Total aggregate size of all nominated parcels (in acres and square feet): 1,113,167sq. ft.   25.55acres

Is the nomination a Neighborhood Consolidation Proposal: ☐ Yes   ☒ No

**SECTION 3: SPECIFIC INFORMATION – Attach either the Specific Information Table found at the end of this application form or a separate 8 ½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.**

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Section 1 (above).

**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

## SECTION 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN DESIGNATIONS

See Section IV, #4, of the Citizen's Guide for instructions.

Current Comprehensive Plan text for nominated property:

Use the Plan on the Web for your citation. It is the most up-to-date. Link: [www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/).

See attached Tab A.

Current Plan Map Designation: ~~Fairfax Center Area - Suburban Neighborhood Mobile Home Park~~

Proposed Comprehensive Plan Designation: ~~Fairfax Center Area - Suburban Neighborhood~~

Mixed Use		Residential Land Use Categories	
<b>If you are proposing Mixed Use, it must be expressed in terms of floor area ratio (FAR). The percentage and intensity/density of the different types of uses must be specific and must equal 100% of the total FAR proposed. The mix and percentage of uses provided by the nominator are what staff and the task force will review. Ranges are not acceptable.</b>		<b>Categories expressed in dwelling units per acre (du/ac)</b>	
Categories	Percent of Total FAR	Number of Units	
Office		.1 - .2 du/ac (5-10 acre lots)	
Retail		.2 - .5 du/ac (2-5 acre lots)	
Public Facility, Gov & Institutional		.5 - 1 du/ac (1 - 2 acre lots)	
Private Recreation/Open Space		1 - 2 du/ac	
Industrial		2 - 3 du/ac	
Residential*		3 - 4 du/ac	
		4 - 5 du/ac	
		5 - 8 du/ac	
		8 - 12 du/ac	
		12 - 16 du/ac	
		16 - 20 du/ac	
		20 + du/ac**	20-30du/ac
<b>TOTAL 100%</b>			
* If residential is a component, please provide the approximate number and type of dwelling unit as well as the approximate square footage per unit assumed (i.e., 300 mid-rise multifamily units at 800 square feet per unit).		** If you are proposing residential densities above 20 du/ac, you must specify a range such as 20-30 du/ac or 30 -40 du/ac.	

## SECTION 5: MAP OF SUBJECT PROPERTY

Attach a map clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8 1/2 x 11 inches. Maps in color will not be accepted.

See Tab B

## SECTION 6: JUSTIFICATION

Each nomination must conform with the Policy Plan and must meet at least one of the following guidelines. Check the appropriate box and provide a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

See Tab C


- ☒ The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.
- ☐ There are oversights or land use related inequities in the adopted Plan that affect the area of concern.

All completed nomination forms must be submitted between July 1, 2005 and September 21, 2005 to:  
Fairfax County Planning Commission Office  
Government Center Building, Suite 330  
12000 Government Center Parkway  
Fairfax, Virginia 22035-5505

Consent and Endorsement

The undersigned as the owner of Fairfax County Tax Identification map Parcel 56-2-01-0046 hereby consents to and endorses the proposed Comprehensive Plan Amendment to which this signature page is attached.

Waples Project, LP

By:   
Albert J. Dwoskin, President of  
Waples/AJD Corporation, its General  
Partner

Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel Size in Acres	Signature of Owner or Certified Receipt Number
056-2-01-0046	Waples Project, Lp	N.A.	9302 Lee Highway Suite 300 Fairfax, VA 22031	25.55	By Robert J. Waples Jr. St. Vincent / HFD Virginia

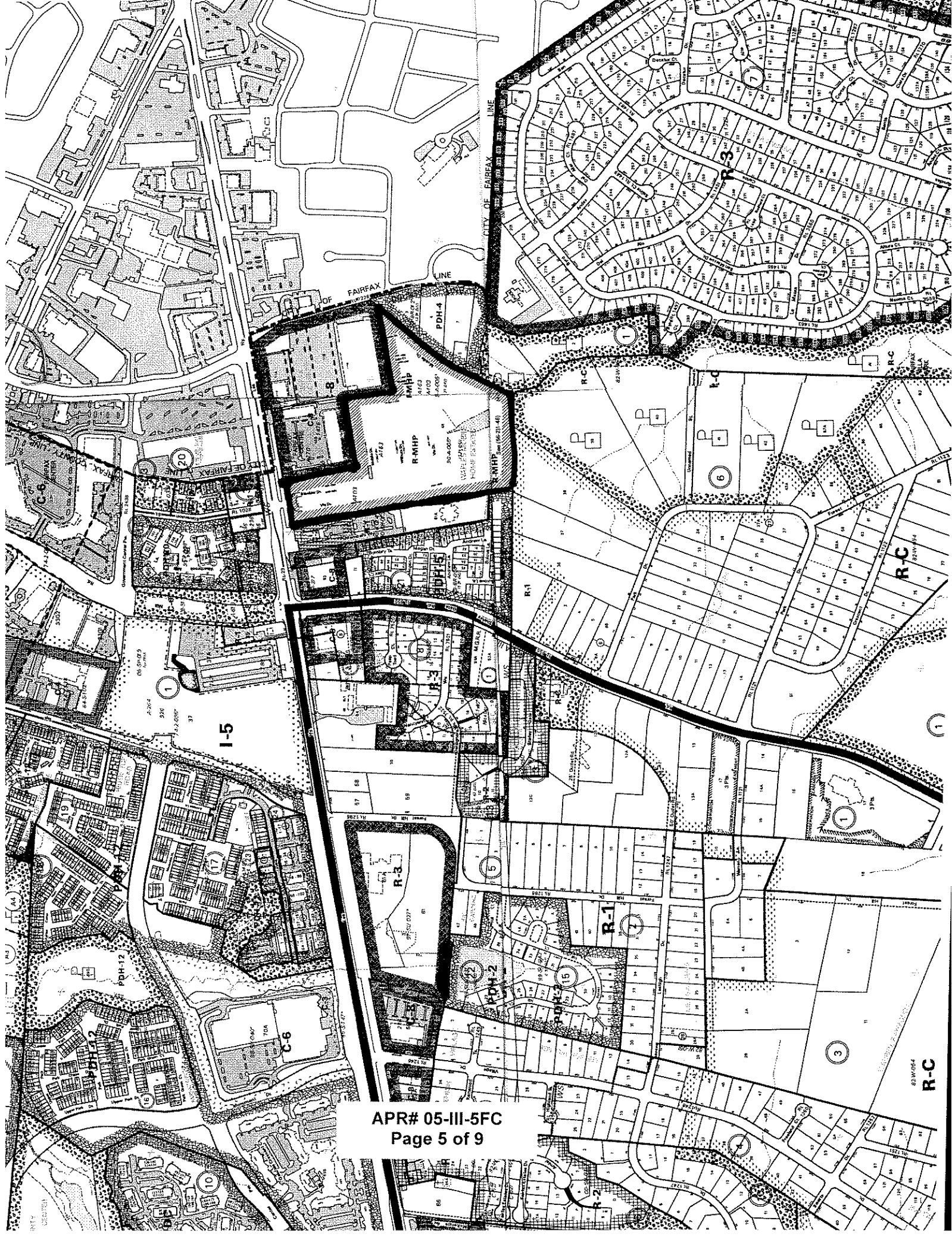
All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part 1 of this application. If you are required to notify more than one property owner, you must provide all the information requested below.

**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part 1 of this application. If you are required to notify more than one property owner, you must provide all the information requested below.

**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

[illegible]



density range of .1-.2 dwelling unit per acre. This conforms with the findings in the Occoquan Basin Study. Additional guidance for this area is included in the land use recommendations for Community Planning Sector F7 in the Fairfax Planning District.

**Sub-unit V2**

This area contains the Fairfax Centre shopping center, the Waples Mobile Home Park, a self-storage facility, and several single-family homes. The mobile home park should remain located in this area, in accordance with the Guidelines for Mobile Home Retention in Land Use Appendix 10 of the Policy Plan.

Parcel 56-2((1))52 located at the southeastern quadrant of Shirley Gate Road and Route 29 contains a self-storage facility. Should it redevelop, it is planned for office use at .25 FAR at the overlay level. In addition, Parcels 56-2((1))50 and the northern portion of 47A, not to exceed a depth from Route 29 that corresponds to the southern boundary of Parcel 50, are planned for office use at .25 FAR at the overlay level.

The remainder of the area, Parcels 48, 49 and the southern portion of Parcel 47A, is planned for residential use up to 3 dwelling units per acre at the overlay level.

As an option at the overlay level, restaurant use, in the form of not more than two freestanding sit down eating establishments (no drive thru windows) may be appropriate under the following conditions:

- Parcels 47A and 51A are fully consolidated and developed under a single development plan; it is desirable but not required that Parcels 48 and 49 be consolidated;
- The restaurant use is limited to the northern portion of parcel 47A not to exceed a depth from Route 29 that corresponds to the southern boundary of parcel 50;
- Consideration may be given to allow parking for the restaurant uses on a small portion of the residentially zoned land if screening and buffering in excess of Zoning Ordinance requirements is provided to the remaining portion of the residentially zoned land;
- Consolidated vehicular access for all parcels oriented to the service drive along Route 29 is provided;
- Substantial open space in the southern portion of the site adjacent to the Occoquan Basin is provided;
- Development applications demonstrate that adequate sewer service capacity will be available to serve the proposed uses; and
- Development on these parcels is sited close to Route 29 and within 400 feet of the approved sewer service area.

Whether the property fronting on Route 29 is developed with office or with restaurant uses, the design should incorporate dedicated access along the eastern or western boundary to allow for development to the rear of the site.

Parcels 56-2((4))12-21, Parcels 56-2((1))48 and 49, and Parcel 56-4((6))1, located at the southeastern quadrant of Shirley Gate Road and Route 29, are planned for residential use at 1 dwelling unit per acre at the baseline level, 2 dwelling units per acre at the intermediate level,

## TAB C

### JUSTIFICATION

Waples Project L.P. ("Waples") is seeking a revision to the Comprehensive Plan Map and Comprehensive Plan Text for the property identified as Tax Map 56-2-01, Parcel 46 ("the Property") to permit the redevelopment of the existing mobile home park as multi-family residential use. The nomination also proposes to permit an option for the land immediately adjacent to Lee Highway to be redeveloped as a day care or other neighborhood-serving use for the residents of the proposed multi-family development and potentially the broader community.

The Property consists of approximately 25.55 acres and is bounded on the west by property zoned C-2 and R-1 (containing the Wesley Agape group residence), to the east by property zoned C-8 and PDH-4, to the south by property zoned R-1 and R-C, (including property owned by the Fairfax County Park Authority and known as Fairfax Villa Park) and to the north by Lee Highway and property zoned C-8 and improved with a Home Expo, Food Lion and other retail uses. The Property has frontage on Lee Highway and is across the street from a variety of more intense residential and commercial uses ranging from R-12 to PDH-20 to C-8. The Property is improved with the infrastructure necessary to accommodate up to 150 mobile homes. The Property's development, now and in the future in the event of redevelopment, is entirely oriented toward Lee Highway. Its only access points are directly onto Lee Highway and the existing shopping center properties, a condition that is unique to this property as compared to other residential properties in its Comprehensive Plan subunit.

The Property is located within Subunit V-2 of the Fairfax Center Area of the Area III Comprehensive Plan. The current Comprehensive Plan Map designates the Property for Suburban Neighborhood-Mobile Home Park. The current Comprehensive Plan includes specific text for the development of the Property, which specific text is included with this nomination.

Waples believes that as an alternative to the existing Plan text, the Property's development as multi-family residential use would better achieve the objectives of the Comprehensive Plan. Specifically, it would provide a permanent source of work force and affordable housing within close proximity to shopping (walking distance), transportation (transit and roadway network) and a major employment center of Fairfax County.

This nomination proposes that the Property be designated as Suburban Neighborhood with a recommended land use of residential with a baseline level density of 6 units/acre, an intermediate level density of 10 units/acre and an overlay level density of 20 units/acre, with bonus density for the provision of affordable dwelling units and an option for neighborhood services to include day care and the like on the portion of the Property with frontage on Lee Highway.

Achieving densities consistent with the intermediate level and overlay level should be predicated upon the development of a plan for the provision of 1) reasonable and appropriate relocation assistance to current mobile park residents who may be displaced and, 2) if consistent with Board of Supervisors policy, establish priority designation of affordable dwelling units (rental or owner occupied) for qualifying residents of the Property who may wish to locate within the proposed multi-family development, and 3) other appropriate measures to assist the current residents and further the Comprehensive Plan goal of promoting affordable housing. Additionally, any development of the Property at the intermediate or overlay levels should be predicated on the establishment of a significant open space buffer along the Property's southern

border with existing Fairfax Villa Park and the lower density residential areas to the south in order to provide an appropriate land use transition. The nomination also proposes to maintain enhanced water quality protection measures consistent with the Property's location in the Occoquan Reservoir watershed.

Specifically, the proposed plan nomination advances several objectives contained in the Land Use section of the Policy Plan component of the Comprehensive Plan.

- Land Use Objective 4 provides "The County should encourage a diverse housing stock with a mixture of types to enhance opportunities for County residents to live in proximity to their work place and/or in proximity to mass transit." The provision of a potential range of housing types on the Property would provide much needed housing stock in close proximity to employment centers and major transportation arteries. The redevelopment of the Property would provide for the potential creation of a significant amount of much needed work force housing to serve the housing needs of current employees of Fairfax County businesses and government, including County workers, police, and fire and rescue personnel in a manner that mobile home parks provided such work force housing to prior generations of workers.
- Land Use Objective 6 provides "Fairfax County should have a land use pattern which increases transportation efficiency, encourages transit use and decreases automobile dependency". The creation of additional housing at the Property given its close proximity to the employment opportunities and services associated with the Fairfax Center Area and Fairfax City and in a location served by major transportation arteries such as Route 29, Route 50 and Route 66 achieves this objective.
- In recognition that mobile homes provide an important alternative source of housing affordable to low and moderate income households, the nomination proposes to develop an orderly relocation plan that would include (i) cash or other assistance, such as the relocation of residents of the Property to other mobile home communities (including other parks controlled by the owner\* of Waples), and (ii) priority accommodation of existing mobile home park tenants who would wish to rent or purchase a residence through the County's affordable dwelling unit programs and/or other affordable housing programs, and the (iii) the potential to create work force housing for those members of the community that do not qualify for the County's affordable dwelling unit program, but seek to live, and potentially work, within the borders of Fairfax County.

---

\* The owner's prior experience with relocation of mobile home park tenants who had previously resided on the land now developed as shopping center was that a portion of former residents of the park no longer wished to live in this area because they found the rapidly developing and changing nature of the Fairfax Center area and nearby vicinity was inconsistent with their life style preference and chose to relocate outside of the County.



Further, the proposed Plan nomination advances objectives contained in the Fairfax Center Area element of the Area III Comprehensive Plan.

- The "Concept for Future Development" section within the Fairfax Center Area states "only by encouraging the highest quality development with the necessary public and private support systems can the full potential of the area be attained while preserving its natural systems, historic character and special qualities." The use of mobile home parks to provide work force housing is highly land consumptive and does not efficiently provide work force housing and affordable dwelling units. The size of the Property provides the opportunity to provide the high quality development of work force housing, while preserving the sensitive environmental features of the Property and providing an appropriate buffer adjacent to Fairfax Villa Park and its associated heritage resources.

In summary, this Plan nomination recognizes that the current Comprehensive Plan designation of Mobile Home Park has been an interim land use designation and that provisions for permanent, sustainable work force and affordable housing can be achieved more efficiently and in a less land consumptive manner. The nomination is similar to in this regard to other land use modification requests the County has recently received to permit the redevelopment of mobile home parks. The designation of this property for multi-family, taken with consideration of the size and the orientation of the Property toward Lee Highway (and toward more intense commercial and residential development) makes the achievement Comprehensive Plan goals for the provision of (i) affordable housing, (ii) land use transitions including significant buffers and open space, and (iii) recreational facilities for the future residents of the Property, and, the protection of environmental resources simultaneously achievable. This nomination is also consistent with other nearby planned and existing development. In closing, the timing of this nomination is based upon the current owner's goal to work with the County to develop a plan that is sensitive to the needs of the existing residents of the mobile home park and provides for the orderly transition of the Property from its interim use to a sustainable use that is consistent with long term Comprehensive Plan goals.